

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *S2012-0004 - Major Special Use Permit to allow an entertainment park - Otsego Holdings LLC - C-475/Wildwood (ZAB recommends approval).

REQUESTED ACTION: **Approve Special Use Permit S2012-0004.**

☐ Work Session (Report Only)

DATE OF MEETING: 1/8/2013

☒ Regular Meeting

☐ Special Meeting

CONTRACT: ☒ N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: _____

Planning

BUDGET IMPACT: _____

☐ Annual

FUNDING SOURCE: _____

☐ Capital

EXPENDITURE ACCOUNT: _____

☒ N/A

HISTORY/FACTS/ISSUES:

The applicant is requesting a major special use permit to allow an entertainment park on 1077.69 acres MOL.

The Zoning & Adjustment Board held a public hearing on December 17, 2012, and recommended approval. (3-2)

ZAB cases:

1) R2012-0049 - Ronald, Rosa, and Billy Albair

2) S2012-0004 - Otsego Holdings LLC ***



SUMTER COUNTY **ZONING AND ADJUSTMENT BOARD**

910 N. Main Street, Suite 301, Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

Project No: S2012-0004

Application: 8/23/2012 MOO

SUP

PROJECT TYPE SUP		PROJECT SUBTYPE MAJOR		PROJECT DESCRIPTION Major SUP to allow an Entertainment Park	
AGENT/APPLICANT Cliff Wittman			ADDRESS ,		PHONE (352) 800-8690
OWNER OTSEGO, HOLDINGS LLC(90%INT)&			ADDRESS 130 W SUPERIOR ST SUITE 914 DULUTH, MN 55802		PHONE
PARCEL # C29A092	SEC/TWP/RNG 291822	GENERAL LOCATION Wildwood		DIRECTIONS TO PROPERTY South on Powell Rd. West on SR 44. Property on NW cor of SR 44 and C-475.	
Property Address					
PARCEL SIZE 1077.69 acres MOL		F.L.U. AG		LEGAL DESCRIPTION THE HIGHLANDS AT OAK HILL PHASE ONE PB 9PGS 25 -25E LOTS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 C29=001 ALL LESS SW1/4 OF SW1/4 OF SW1 /4 & LESS RD R/W LESS SUB- SURFACE RIGHTS IN NE1/4 OF NE1 /4 & LESS COMMENCE AT SE COR O NE1/4 RUN N 578.72 FT N 41 DEG 31 MIN 04 SEC W 79.14 FT TO W R/W CR 475 & POB CONT N 4 1 DEG 31 MIN 04 SEC W 1099.16 F N 50 DEG 52 MIN 12 SEC E 92 7.47 FT TO W R/W C-475 S 1408. 33 FT TO POB LESS THE HIGHLANDS AT OAK HILL PHASE ON C30=001 N3/4 OF E1/2 C32=002 NE1/4 OF NW1/4 & E1/2 OF NW1/4 OF NW1/4 AND NE1/4 LYING NORTH OF SR #44 AND THAT PART OF NW 1/4 OF SE1/4 LYING N OF SR 44 LESS HIGHLAND AT OAK HILL PHASE ONE PB 9 PGS 25-25E	
PRESENT ZONING RR1C		PRESENT USE Agricultural			
REQUESTED USE Special Use Permit to allow an Entertainment Park on 1077.69 acres MOL		ACREAGE TO BE UTILIZED 1077.69 acres MOL		LEGAL DESCRIPTION TO BE UTILIZED C29A092 THE HIGHLANDS AT OAK HILL PHASE ONE LOTS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 AND TRACTS B & C C29=001 ALL LESS SW1/4 OF SW1/4 OF SW1 /4 & LESS RD R/W LESS SUB- SURFACE RIGHTS IN NE1/4 OF NE1 /4 & LESS COMMENCE AT SE COR OF NE1/4 RUN N 578.72' N 41°31'04" SEC W 79.14' TO W R/W CR 475 & POB CONT N 41° 31' 04" SEC W 1099.16' N 50°52'12" SEC E 92 7.47' TO W R/W C-475 S 1408. 33' TO POB LESS THE HIGHLANDS AT OAK HILL PHASE ONE & PHASE ONE-A LESS THE HIGHLANDS AT OAK HILL PHASE ONE C30=001 N3/4 OF E1/2	

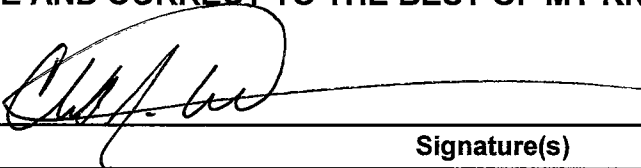
C32=002

NE1/4 OF NW1/4 & E1/4 OF NW1/4 OF NW1/4 AND NE1/4
 LYING NORTH OF SR #44 AND THAT PART OF NW 1/4 OF
 SE1/4 LYING N OF SR #44 LESS HIGHLAND AT OAK HILL
 PHASE ONE

ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE F.L.U.	A5, Res, MH & Vacant AG	MI, A10, A5 - Sub Station, Re AG/ Industrial	RR1C RR, A5, & C2 - Non Ves AG/Conservation	RR1C, RR & A5 - Vacant AG

As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.

UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Signature(s)

August 23, 2012

Date

A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.

Development Review Committee	10/1/2012 2:00 PM	Room:	Recommendation:
Zoning and Adjustment Board	10/15/2012 6:30 PM	Room:	Action: <u>Approval (3-2)</u>
		Colony Cottage Rec Center	
County Commission Meeting	10/23/2012 5:30 PM	Room:	Action: _____
		Colony Cottage Rec Center	

NOTICES SENT	<u>39</u>	RECEIVED IN FAVOR	<u>0</u>	RECEIVED OBJECTING	<u>56</u>
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Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
December 17, 2012

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
January 8, 2013

CASE NO. S2012-0004

APPLICANT: Otsego Holdings LLC, et al.

REPRESENTATIVE: Cliff Wittman

REQUESTED ACTION: Major Special Use to allow an entertainment park

LEGAL DESCRIPTION: Sec. 29, Twp. 18S, Rng. 22E: The Highlands at Oak Hill Phase One PB 9 pgs 25 – 25E Lots 1 – 35 & 37 – 91 & Tracts B & C & All less SW ¼ of SW ¼ of SW ¼ & less Rd. R/W less sub-surface rights in NE ¼ of NE ¼ & less commence at SE cor of NE ¼ run N 578.72' N 41°31'4" W 79.14' to W R/W CR 475 & POB cont N 41°31'4" W 1099.16' N 50°52'12" E 927.47' to W R/W C-475 S 1408.33' to POB less the Highlands at Oak Hill Phase One & Phase One –A less the Highlands at Oak Hill Phase One PB 9 Pgs 25 – 25E
& Sec. 30, Twp. 18S, Rng. 22E: N ¾ of E ½
& Sec. 32, Twp. 18S., Rng. 22E: NE ¼ of NW ¼ & E ½ of NW ¼ of NW ¼ & NE ¼ lying north of SR 44 & that part of NW ¼ of SE ¼ lying N of SR 44 less Highland at Oak Hill Phase One PB 9 Pgs 25 – 25E

EXISTING ZONING: RR1C

EXISTING USE: Agricultural/Vacant

FUTURE LAND USE: Agricultural

PARCEL SIZE: 1077.69 acres MOL

GENERAL LOCATION: NW corner of SR 44 and C-475

CASE SUMMARY:

The subject property is located on the northwest corner of SR 44 and C-475 in the unincorporated area of Sumter County. The subject property is approximately 1077.69 acres MOL, located in the Agricultural area of the Future Land Use Map (FLUM), zoned RR1C, and is presently

substantially vacant. The subject property is surrounded by agricultural and rural residential uses. The subject property is accessed by a minor collector roadway C-475.

The applicant is requesting a Major Special Use Permit for an outdoor sports and musical entertainment park. The applicant's proposed operation consists of the following: an open air stage providing for a music venue seating approximately 7500 patrons, ATV and 4x4 riding trails and mud holes, 4x4 mud/sand track area, 4x4 rock climb area, picnic/camping areas, adventure run mud/water course, tractor/truck pull area, grass parking area, security and first aid stations, airboat track, equipment barn, office trailer, security/safety lighting, bathrooms, handicap parking, helipad area, vendor area, ticket/booths, ATV/4x4 wash station, water volleyball/sand area, announcers booth, and play ground.

Proposed days and hours of operation are as follows:

Thursday 12:00 pm for event staff only
Friday 12:00 pm for event participants and operations
all entertainment related motorized vehicle operations shall cease at sunset
all other operations shall cease at 10:00 pm
Saturday 9:30 am for event participants and spectators
all entertainment related motorized vehicle operations shall cease at sunset
all other operations shall cease at 10:00 pm
Sunday 9:30 am to 5:00 pm except holiday weekends, excluding Christmas, which will follow Saturday schedules
Monday (holidays excluding Christmas) 9:30 am to 5:00 pm

Additionally, the applicant will conduct a maximum of one concert event per month with the option of having up to five (5) one (1) day fund raising events during a twelve (12) month calendar period. Park hours of operation for fund raising weekend one day events will be from 7:00 am to 10:00 pm.

The outdoor sports and musical entertainment park will be owned by Otsego Holdings, LLC leased to Sumter County Outdoors, LLC.

The applicant has submitted a traffic management plan prepared by Kimley-Horn and Associates, which has been provided to the Board under separate cover. The analysis was based upon the peak projected traffic volume associated with concert events. This analysis and plan indicate a probable one hour peak traffic impact following the conclusion of events and a lessor pre-event impact over a longer time period. The determination as to whether this level of traffic impact is acceptable is subjective, but it appears that significant impacts on the road system will be of limited duration and infrequent.

The outdoor sports and musical entertainment park is proposing the sound Db/levels for music and event noise output will be monitored and controlled based on Sumter County Code Article VI, Section 16 – Noise Control.

Water for the outdoor sports and musical entertainment park activities will be provided by existing wells.

The power required for the outdoor sports and musical entertainment park will be accessed from existing power transformers.

CASE ANALYSIS:

The subject site is currently designated in the Agricultural land use and zoned RR1C. The Land Development Code provides for public parks as a permitted use in the RR1C zoning district, and also permits colleges and universities (including associated sports facilities) and wastewater treatment plants as allowable uses with Special Land Use Permits. The staff has determined these uses are similar enough to the proposed use in potential impact to allow consideration of the Special Land Use Permit application. The proposed site is approximately 1100 acres, which, if developed under the current zoning, would have a significant impact on roads and other public utilities. In reviewing data prior to our analysis, staff determined the Busch Gardens facility in Tampa is comprised of approximately 355 total acres, all four theme parks in the Walt Disney World Resort in Orlando comprise approximately 1100 acres in total and the Universal Theme Park facility in Orlando comprises approximately 255 acres. These facts are relevant to the extent they demonstrate the applicant has more than adequate land to accommodate the proposed facilities and uses without unreasonable impact on adjoining properties. The County has no current zoning district that specifically provides for the uses requested.

The proposed use can comply with Section 13-362 of the Sumter County Land Development Code if adequate provisions are made to address potential traffic and noise impacts. The relevant standards are as follows:

- The use will be in harmony with the purpose and intent of the Land Development Code and will not create significant adverse impacts to the surrounding properties.
- The use will be compatible with surrounding uses as well as existing and anticipated land use patterns in the area.
- The proposed use is not an intense use; therefore, it will not adversely affect the public interest.
- The site provides adequate area for traffic circulation and access for the property.
- The location, construction, operation, and maintenance of the proposed use shall have no more than a minimal adverse affect on the environment and public health, safety, and welfare.

DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

Staff has deemed the requested application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval subject to the following conditions:

1. The special use is for an outdoor sports and musical entertainment park.
2. The traffic management plan shall be implemented as approved and the operator of the facility shall be liable for any additional off-site road or signal improvements that necessarily result from the operation of the proposed facility.

3. The facility shall be developed consistent with the layout and/or general development criteria provided as part of the application. Any significant change to the general layout or proposed development parameters layout shall require this special use to be amended.
4. The facility shall be operated to minimize noise impacts to surrounding properties. If it is determined the noise impacts are excessive based on Sumter County Code of Ordinance Noise Control Section 16, then the applicant shall apply appropriate methods to reduce noise impacts. The methods shall be approved by the County.
5. Concert events at the facility shall be limited to a maximum of one event per month with the option to have up to five (5) one (1) day fund raising events during a twelve (12) month period.
6. Days and hours of operation shall be as follows:

Thursday 12:00 pm for event staff only

Friday 12:00 pm for event participants and operations

all entertainment related motorized vehicle operations shall cease at sunset

all other operations shall cease at 10:00 pm

Saturday 9:30 am for event participants and spectators

all entertainment related motorized vehicle operations shall cease at sunset

all other operations shall cease at 10:00 pm

Sunday 9:30 am to 5:00 pm except holiday weekends, excluding Christmas, which will follow Saturday schedules

Monday (holidays excluding Christmas) 9:30 am to 5:00 pm

The park will not be open the following days: December 23rd – 26th.

Park hours of operation for fund raising weekend one day events will be from 7:00 am to 10:00 pm.

7. If it is determined by the County that the facility is operating in violation of these conditions or is resulting in negative impacts to public safety, health, or welfare, then this special use may be suspended or revoked by the County.
8. Traffic shall control will be directed by contracted law enforcement during events in accordance with the traffic management plan provided.
9. The outdoor sports and musical entertainment park shall comply with setback requirements of the RR1C zoning district.
10. Approval of the Special Use Permit is for the current property owners, Otsego Holdings, LLC and Penfield Holdings, LLC leased to Sumter County Outdoors, LLC and shall expire with the sale or transfer of the subject property.
11. This Special Use Permit may be suspended, revoked, or amended for failure to adhere to the conditions, violation of other laws or ordinances, or when necessary to protect the public's health, safety, and welfare consistent with Section 13-144(e) of the Sumter County Land Development Code.

The proposed use meets the requirements of Section 13-362 of the Sumter County Land Development Code in that:

- The proposed use is in harmony with the purpose and intent of the Sumter County Land Development Code by being designed so as not to cause unreasonable negative impact to the surrounding property owners and community.
- The proposed use is compatible with the surrounding uses and existing and anticipated land use patterns in the area by virtue of the size of the proposed site accommodating wide separation of proposed uses from existing development.
- The proposed use has sufficient area for adequate traffic circulation. With appropriate traffic management, it will not create hazardous vehicular or pedestrian traffic conditions, or parking congestion; therefore, the use will not adversely affect the public interest.
- The subject property has adequate ingress and egress along with an adequate amount of area for off street parking, loading and unloading.
- The proposed improvements for the use will have no more than a minimal adverse effect on the environment and public health, safety, and welfare.
- The proposed structures meet the minimum setback requirements for the property's zoning classification and all other general code requirements and the requirements of the RR1C zoning district.
- It is not anticipated that the use will create a detrimental impact to the neighborhood environment and infringe on the rights of property owners in the vicinity of the subject property.
- The site is of adequate size to provide existing natural screening to surrounding properties and wide separation of event facilities from surrounding properties.

Based on the characteristics of the proposed outdoor sports and musical entertainment park and proposed site plan submitted by the applicant, the proposed use is compatible with the existing rural nature of the surrounding area and will not create unreasonable adverse impacts on surrounding properties:

Notices Sent: 39 **(In objection)** 56 **(In favor)** 0

Zoning & Adjustment Board Recommendation: Approval (3-2)

Board of County Commissioners Final Action: _____



**FARNER
BARLEY**
AND ASSOCIATES, INC.

ENGINEERS ▲ SURVEYORS ▲ PLANNERS

VIA HAND DELIVERY

December 10, 2012

Ms. Aimee Webb
Development Review Coordinator
Dept. of Planning & Development
7375 Powell Road
Wildwood, FL 34785

RE: SUMTER COUNTY OUTDOORS
CASE NO. S2012-0004
APPLICANT: OTSEGO HOLDINGS LLC, ET AL
AMENDMENT TO APPLICATION

Dear Ms. Webb:

Please see the attached revised conceptual plan and memorandum requesting amendments to the staff report provided to the Sumter County Zoning and Adjustment Board on October 15, 2012. We are requesting to be placed on the December 17th, 2012 DRC to discuss the revised conceptual plan prior to the Zoning and Adjustment Board later that night. Attached you will find the 11 – 11"x17" copies for your use.

Please give me a call if you have any questions or need additional information. Thanks.

Sincerely,

FARNER, BARLEY & ASSOCIATES, INC.

Lee Clymer, P.E.
LC/km
Enclosures

cc: Mr. Cliff Whittman, (w/out encl.)

Sumter County Outdoors, LLC
715 Barwick Street
Wildwood, FL 34785
352-800-8690

September 10, 2012

Board of County Commissioners
Sumter County
7375 Powell Road
Wildwood, FL 34785

RE: Special Use Permit
Sumter County Outdoor Park

Dear Board of County Commissioners:

I'm writing you today to request your support of a special use permit for an outdoor sports park located at the intersection of SR 44 and CR 475 Sumter County.

As a business owner and resident of Sumter County I'm excited to be able to be involved with another business located in Sumter County. My wife and I are raising our 3 kids here and are proud to be residents of Sumter County.

As one who was raised in this community I have seen a steady decline over the years for one reason or another in the amount of property available for outdoor and off road riding activities for young adults and familys. If approved and with the support of Sumter County and the community our business plan will change this by providing a permitted organized environment for off road events along with an open air outdoor music venue.

This new business with well marked events will bring jobs and an economic boost to our community.

Business Overview:

1. The applicant is Sumter County Outdoors, LLC at the address noted above.
2. The property is owned by Otsego Holdings, LLC and Penfield Holdings, LLC
3. Please see exhibit "A" attached to this letter for the legal description of the property.
4. The current use of the property is farming although it had been planned and permitted as a residential subdivision during the boom days with some infrastructure in place but no houses constructed.
5. Sumter County Outdoors, LLC will lease at the start up of this new business 350 acres of the property, the exact area to be leased is that area as noted on the attached site plan as project limits.

6. We are proposing to hold one event per month with the option of having up to 5 one day fund raising events during a 12 month period.
7. Traffic controls will be directed by contracted law enforcement during the events.
8. Sound Db/levels for music and event noise output will be monitored and controlled based on Sumter County code ch.16 ARTICLE VI. - NOISE CONTROL
9. Sumter County Outdoors Sports Park hours of operation for weekend events is Thursday at 12:00 pm and closing by 5:00 pm the following Monday.
10. Sumter County Outdoors Sports Park hours of operation for fund raising weekend one day events will be from 7:00 am to 10:00 pm.
11. The proposed special uses we are requesting for the outdoor sports park include:

- Open air stage providing for a music venue
- ATV and 4x4 riding trails and mud holes
- 4x4 mud/sand track area
- 4x4 rock climb area
- Picnic/camping areas (not to exceed 499)
- Adventure run mud/water course
- Tractor/truck pull area
- Grass parking area
- New fencing
- Security and first aid stations
- Airboat track
- Equipment barn
- Office trailer
- Security/safety lighting
- Bathrooms
- Handicap parking
- Helipad area
- Vendor area
- Ticket booths
- Signage
- ATV/4x4 wash station
- Water volleyball/sand area
- Announcers booth
- Play ground
- Second entrance point off of CR 475
- Water use from existing wells
- Power use from existing power transformers.

Please feel free to call me with any questions and I appreciate your consideration with this request.

Sincerely,

Clifford Wittman
Executive Vice President
Sumter County Outdoors, LLC

MEMORANDUM

December 10, 2012

TO: Ms. Aimee Webb
Development Review Coordinator

FROM: Lee Clymer, P.E. – Farner, Barley & Assoc.

RE: SUMTER COUNTY OUTDOORS CASE NO. S2012-0004
APPLICANT: OTSEGO HOLDINGS LLC, ET AL
AMENDMENT TO APPLICATION

Per my conversation with Karl Holley on December 6th, 2012 and after discussions with the Applicant, we request amendments to the case summary as provided to the Sumter County Zoning and Adjustment Board on October 15th, 2012. Below we have summarized our proposed amendments.

Case Summary:

We request the following be revised as it relates to the hours of operation for the project.

A. General Provisions.

1. Permittee will be allowed one (1) event per calendar month, in addition to fund raising events specified below.
2. Permittee will be allowed to present up to five (5) fund raising events, each limited to one (1) day, during a twelve (12) month calendar period.

- B. **Limitations on Days and Hours of Operation.** For each authorized monthly event (not including fund raising events) the following limitations on hours of operation of the Park shall be as followed:

CALENDAR DAYS	AUTHORIZED ACTIVITIES/ OPERATION HOURS
Monday – Friday none event	7:00 AM – 5:00 PM - Park is open to staff only for maintenance, set up and cleanup.
Thursday of a monthly event	7:00 AM Event Staff only 12:00 PM - Park gates open to Public
Friday of a monthly event	All operations shall cease at 10:00 PM
Saturday of a monthly event	All operations shall cease at 10:00 PM
Sunday of a monthly event	All operations shall cease at 10:00 PM
Monday of a monthly event	All operations will cease at 5:00 PM and park gates will close to the Public.

C. **General Limitations.**

- A. No motorized race events may start prior to 9:30 AM.
- B. Mud holes, riding trails, and rock climbing shall close at sunset.
- C. All outdoor sports and entertainment (concerts) shall end at 10:00 PM.
- D. The Park will not be open for a weekend event December 23rd, 24th, 25th or 26th.

- D. **Charity Events.** Use of the park for outdoor sports and musical fund-raising events shall be limited to one (1) day events, with the park open to the public from 7:00 AM to 10:00 PM. General Limitations will apply.

Division of Planning and Development Staff Conclusions:

2. Per my conversation with Karl Holley on December 6, 2012, a monthly traffic monitoring report is no longer required as the applicant has provided a detailed traffic study to Sumter County. We recommend removing paragraph two (2) from this report.

3. Per my conversation with Karl Holley on December 6th, 2012, it was discussed that the applicant may be required to move or relocate items shown on the Conceptual Plan to meet the Sumter County Land Development Code and minimize disturbances to neighboring property owners while preparing final engineering plans. We recommend the following language for paragraph three (3):

The facilities shown on the conceptual plan are preliminary in nature and are subject to being relocated within the Sumter County Outdoors Limits of Improvements as show on the Conceptual Plan. No facility shall be located outside of the Sumter County Outdoors Limits of Improvements Boundary. The project is subject to the Sumter County Land Development Code and final engineering plans will be approved at the time of Site Plan Approval. Any change to

the Sumter County Outdoors Limits of Construction Boundary as shown on the Conceptual Plan shall require this special use to be amended.

5. Per my conversation with Karl Holley on December 6th, 2012, it was discussed that the Sumter County Outdoors project should not be required to obtain approval from Sumter County for a special event including fundraising. It is anticipated that all events including those for fundraising will have more than 200 people present. We recommend the following language for paragraph five (5) be removed:

If the fund raising event is anticipated to attract 200 or more people per day or exceed three (3) days in length, then the special event shall be approved by the County subject to thresholds for review of special events in Section 13-103 of the Land Development Code.

6. We request the following be revised as it relates to the hours of operation for the project.

A. **General Provisions.**

1. Permittee will be allowed one (1) event per calendar month, in addition to fund raising events specified below.
2. Permittee will be allowed to present up to five (5) fund raising events, each limited to one (1) day, during a twelve (12) month calendar period.

B. **Limitations on Days and Hours of Operation.** For each authorized monthly event (not including fund raising events) the following limitations on hours of operation of the Park shall be as followed:

CALENDAR DAYS	AUTHORIZED ACTIVITIES/ OPERATION HOURS
Monday – Friday none event	7:00 AM – 5:00 PM - Park is open to staff only for maintenance, set up and cleanup.
Thursday of a monthly event	7:00 AM Event Staff only 12:00 PM - Park gates open to Public
Friday of a monthly event	All operations shall cease at 10:00 PM
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Monday of a monthly event	All operations will cease at 5:00 PM and park gates will close to the Public.

C. **General Limitations.**

- A. No motorized race events may start prior to 9:30 AM.
- B. Mud holes, riding trails, and rock climbing shall close at sunset.
- C. All outdoor sports and entertainment (concerts) shall end at 10:00 PM.
- D. The Park will not be open for a weekend event December 23rd, 24th, 25th or 26th.

- D. **Charity Events.** Use of the park for outdoor sports and musical fund-raising events shall be limited to one (1) day events, with the park open to the public from 7:00 AM to 10:00 PM. General Limitations will apply.

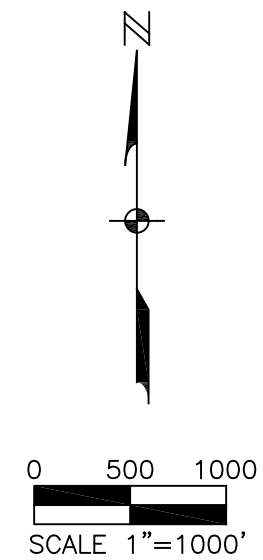
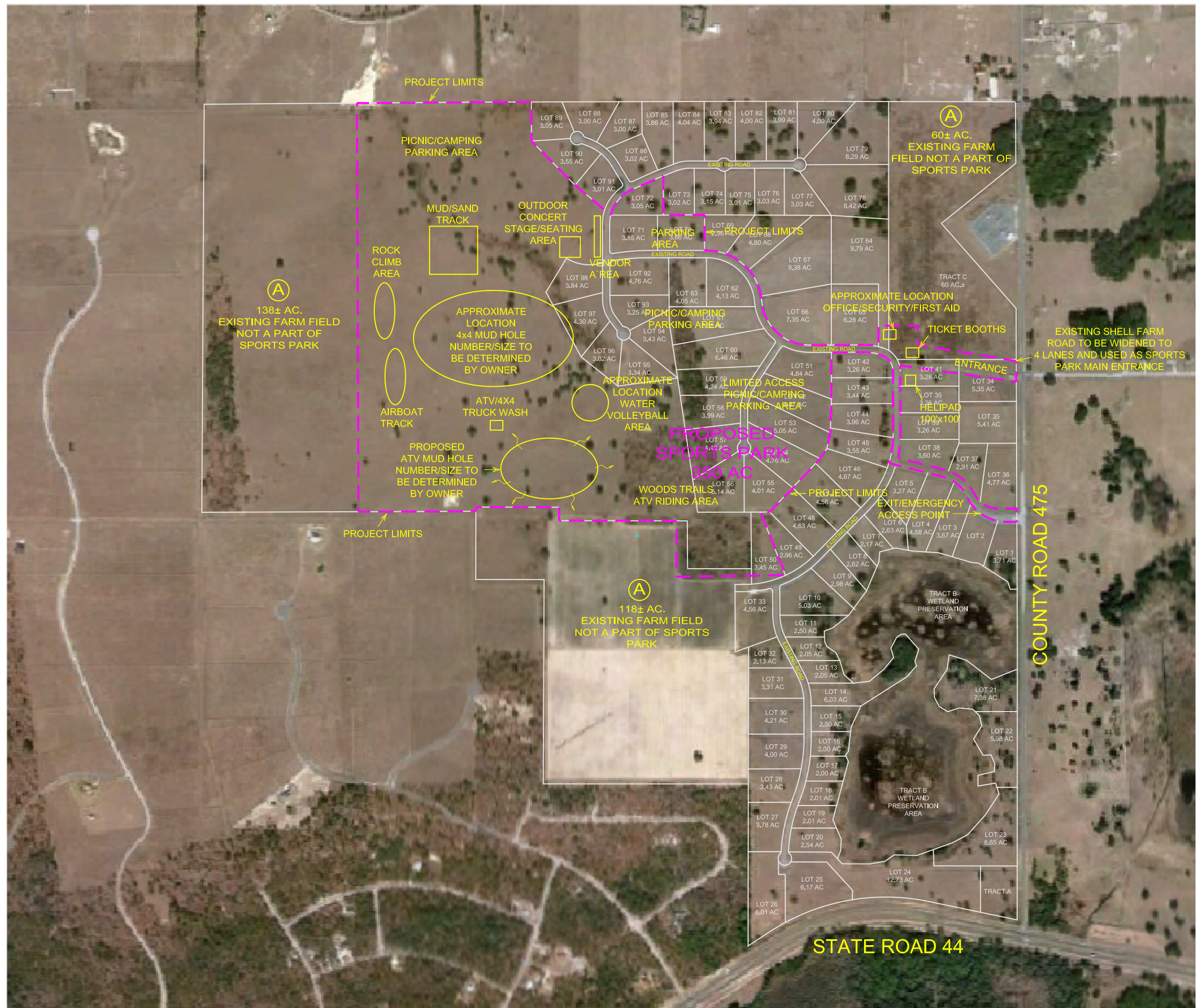
The final bullet point statement referring to Section 13-362 of the Sumter Land Development Code states that “Due to the impact of the proposed use, it is deemed necessary to provide screening and buffering to surrounding properties.” The Conceptual Plan provided shows a 400’ buffer to the north, 1,000’ buffer to the west and a 300’ buffer to the south. These buffers easily exceed the Land Development Code requirements. The screening of the project shall occur on an as needed basis to minimize impacts to the neighboring properties and will meet the requirements set forth in the Sumter County Land Development Code. We recommend the following language replace the last bullet point within the document:

The project shall provide the minimum buffers as shown on the Conceptual Plan. All screening will be provided as necessary to meet the requirements of the Sumter County Land Development Code.

Fencing

We request that a statement be added within the case summary to include a section regarding proposed fences. At the first Sumter County Zoning and Adjustment Board meeting on October 15th, 2012, it was discussed the need to provide a fence around the proposed project and the applicant agrees. We recommend adding the following language to the case summary:

The applicant shall install fence around the perimeter of the Sumter County Outdoors Limits of Construction Boundary as shown on the Conceptual Plan. The fence type shall be a standard Farm Fence with wood posts along the perimeter transitioning into the four board fence already existing on the Limits of Improvements.



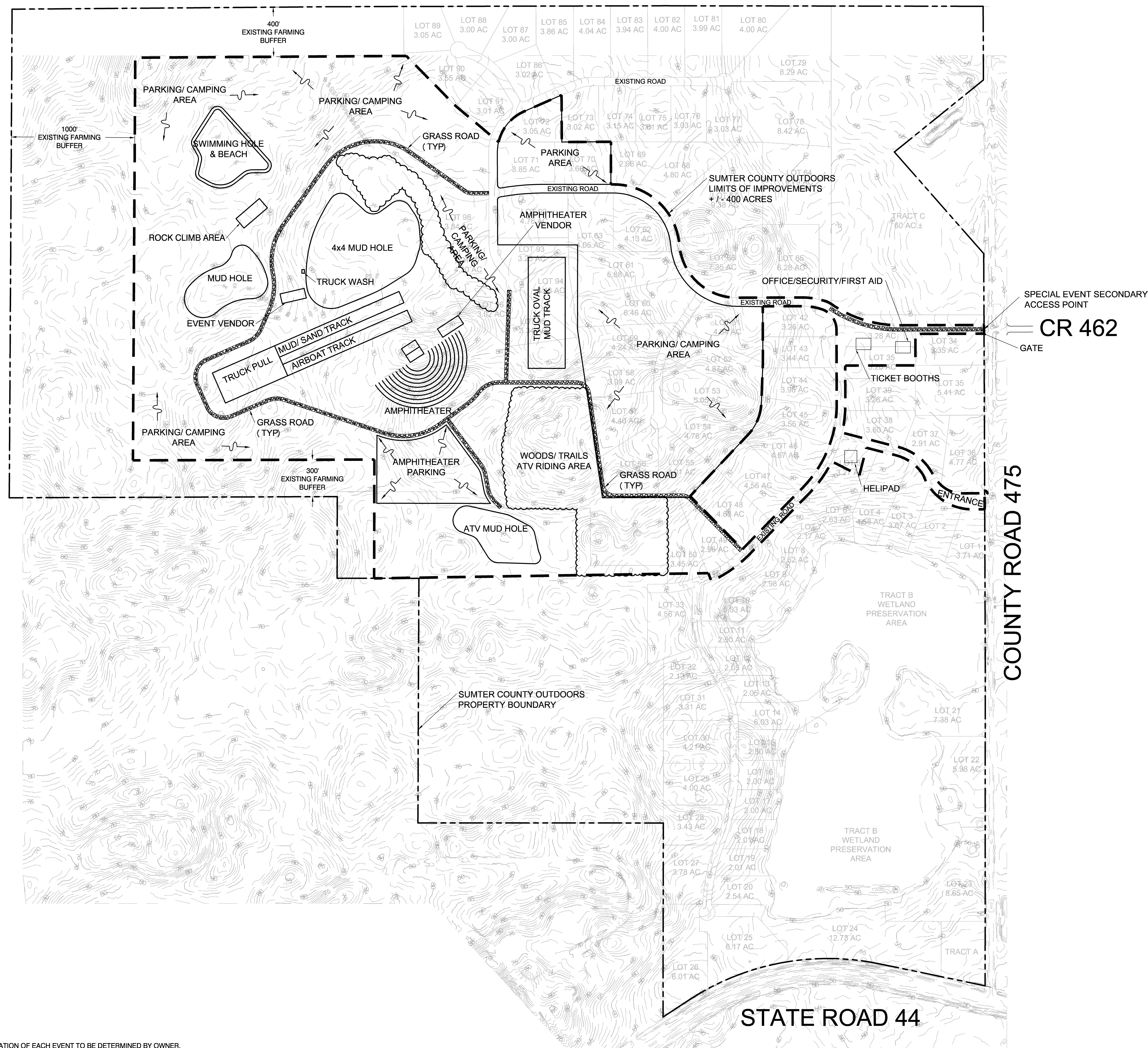
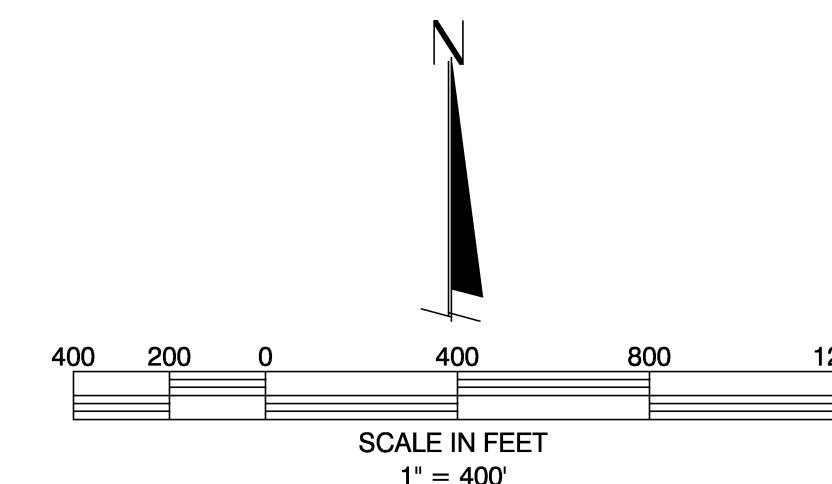
LEGEND

- SPORTS PARK BOUNDARY
- (A) AREAS MAY BE USED FOR FUTURE EXPANSION OF SPORTS PARK

SUMTER COUNTY OUTDOORS, LLC
PROPOSED SPORTS PARK
SUMTER COUNTY, FLORIDA



1040 Harbour Drake Dr. Punta Gorda, Florida 33983
chrisbeers@byu.net 941-628-0635
fax 413-687-9013



NOTE: SIZE AND LOCATION OF EACH EVENT TO BE DETERMINED BY OWNER.

SUMTER COUNTY OUTDOORS CONCEPTUAL PLAN

CREATED: 12/6/2012



Kimley-Horn
and Associates, Inc.

RECEIVED

DEC 11 2012

SUMTER COUNTY
DEVELOPMENT SERVICES

Memorandum

To: Aimee Webb

From: Amber L. Gartner, PE

Date: December 11, 2012

Re: Traffic Management Plan/ Sumter County, Florida

Please find included the updated Traffic Management Plan report in support of the special use permit for the Sumter Outdoors Project, case number S2012-0004, applicant Ostego Holdings, LLC. Please disregard the previous version sent December 10, 2012. Minor revisions have been made to the exhibits named **Entering Traffic Management Plan** and **Exiting Traffic Management Plan**. Attached are 10 copies of the Traffic Management Plan and 1 cd with electronic copy.

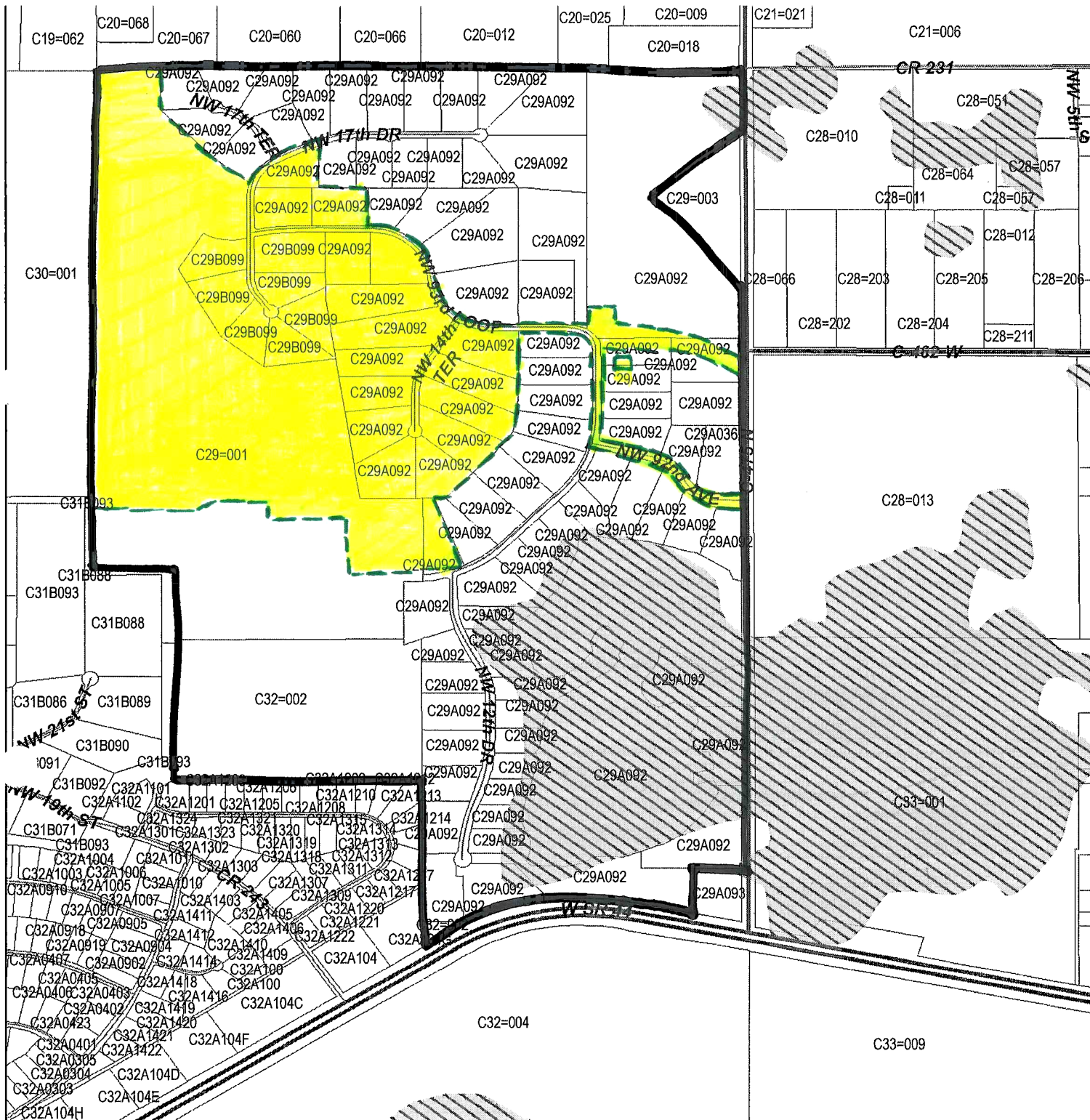
If you have any questions, please do not hesitate to give me a call (352) 438-3000.

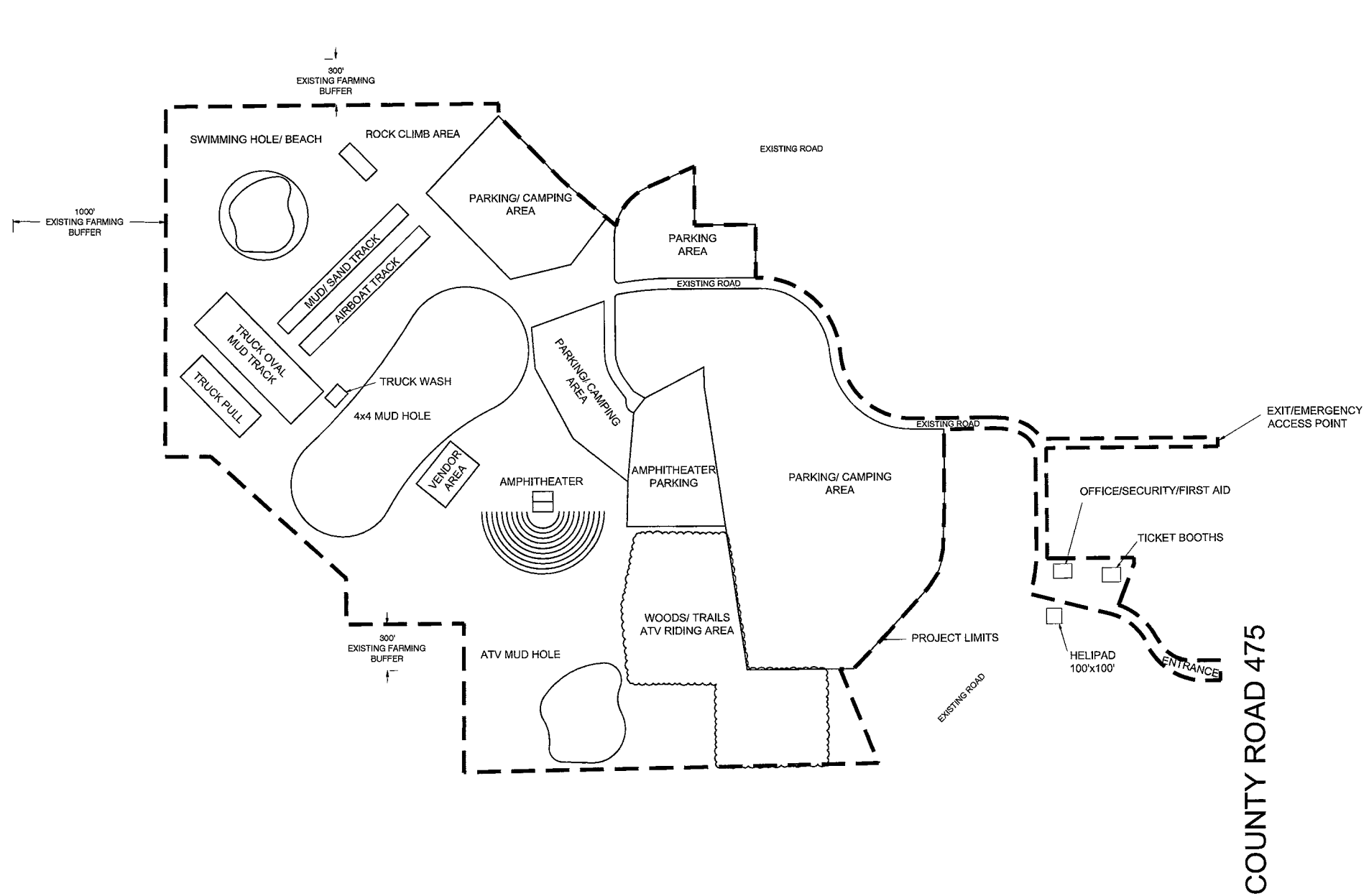
ALG/aep

Attachment(s): Traffic Management Plan Report

Cc: Lee Clymer – Farner Barley and Associates, Inc.

K:\OCA_Civil\142265000 - Sumter County Outdoors\doc\Maw121211alg.doc





COUNTY ROAD 475

STATE ROAD 44

NOTE: SIZE AND LOCATION OF EACH EVENT TO BE DETERMINED BY OWNER.

SUMTER COUNTY OUTDOORS CONCEPTUAL PLAN

CREATED: 9/26/2012

**FARNER
BARLEY**
AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

From: [Webb, Aimee](#)
To: [Holley, Karl](#)
Cc: [Coleman, Guylaine \(Guylaine.Coleman@sumtercountyfl.gov\)](mailto:Guylaine.Coleman@sumtercountyfl.gov)
Subject: FW: Sumter County Outdoors
Date: Tuesday, December 18, 2012 3:35:56 PM

From: Marcondes, Olga [<mailto:omarcondes@lakesumtermmpo.com>]
Sent: Tuesday, December 18, 2012 3:29 PM
To: Webb, Aimee
Cc: Franco, Francis
Subject: RE: Sumter County Outdoors

Good Afternoon Aimee;

I have reviewed the traffic management plan submitted by Kimley-Horn and Associates, Inc. in support of the Sumter County Outdoors Development.

The report follows standard procedures. The estimated trip generation was based on the largest event (7,500) sold-out tickets and 250 employees during an event. Peak Hour trips are estimated to be 5,416 (2,708 entering and 2,708 exiting)

The plan specified traffic cones and variable message signs to be placed to provide direction and notify drivers of traffic conditions during an event. The plan also included the placement of traffic control officers at the intersections of C-475 with SR 44 and C-462 and at the south driveway and C-475.

The MPO does not have traffic volumes for weekends but there is no capacity issues on any of the impacted roadways during the weekday PM peak hour. And as such, there should be no issues for weekend traffic.

Should you have any questions, please do not hesitate to contact me,

Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO
1616 South 14th Street
Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."



Go Green: Please do not print this e-mail unless you really need to.

From: Webb, Aimee [<mailto:Aimee.Webb@sumtercountyfl.gov>]
Sent: Tuesday, December 11, 2012 7:19 AM
To: Marcondes, Olga
Cc: Richmond, Pamela
Subject: FW: Sumter County Outdoors

Good morning,

We have received the attached traffic management report. Please review and comment. This project is scheduled for the Dec. 17th DRC and ZAB Hearings. Would it be possible to have your comments by Thursday, Dec. 13th?

Thanks,
Aimee

From: Amber.Gartner@kimley-horn.com [<mailto:Amber.Gartner@kimley-horn.com>]
Sent: Monday, December 10, 2012 4:38 PM
To: Webb, Aimee
Cc: Ashley.Par-Due@kimley-horn.com; Jonathan.Thigpen@kimley-horn.com
Subject: Sumter County Outdoors

Aimee,

Attached is a pdf copy of the Traffic Management Plan in support of the Special Use Permit for the Sumter County Outdoors site, case #S2012-0004. We are sending 10 hard copies and a CD with an electronic copy to your attention this afternoon, you should receive it tomorrow. Please do not hesitate to contact our office with any questions.

Thanks,
Amber

Amber Gartner, PE (FL)
Kimley-Horn and Associates, Inc.
Suite 200
1823 SE Fort King Street
Ocala, Florida 34471
(352) 438-3000
amber.gartner@kimley-horn.com

From: [Holley, Karl](#)
To: [Coleman, Guylaine](#)
Subject: FW: Congrats
Date: Tuesday, December 18, 2012 3:48:57 PM

From: Arnold, Bradley
Sent: Tuesday, December 18, 2012 3:46 PM
To: Holley, Karl
Cc: George Angelidas (george@hoganlawfirm.com)
Subject: FW: Congrats

For the Otsego regard of ex parte communication. Bradley

From: Butler, Al
Sent: Tuesday, December 18, 2012 3:36 PM
To: Arnold, Bradley
Subject: FW: Congrats

Bradley,

The Note from Randall that I spoke to you about.

Al

From: Al Butler [<mailto:alabutler@gmail.com>]
Sent: Tuesday, December 04, 2012 9:13 AM
To: Butler, Al
Subject: Fwd: Congrats

----- Forwarded message -----

From: **Randall Thornton** <rthornton@embarqmail.com>
Date: Mon, Dec 3, 2012 at 1:42 PM
Subject: Congrats
To: Al Butler <alabutler@gmail.com>

First, let me congratulate on your election to the board.

Second, let me ask if you would give me a call to discuss a matter that came up before but is now scheduled to go before the ZAB on 12/17 and then to the board for final decision. It involves an entertainment park west of Wildwood in one of the nicest, quietest, rural areas of the county. The case number is S2012-0004, Otsego Holdings, LLC, is the owner. I represent some of the nearby property owners who strongly oppose the project.

Also, in the same area, the BOCC denied a gun shooting range in October. I also represent some property owners near there that would like to meet with you to see where the case may be going next and to let you know of their concerns.

Please give me a call at your convenience.

Thanks.

Randall N. Thornton
Attorney at Law
2031 North C-470
P O Box 58
Lake Panasoffkee, FL 33538
PH [352-793-4040](tel:352-793-4040)
FX [352-793-3845](tel:352-793-3845)
rthornton@embarqmail.com

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